

Single Family Residence

**RESIDENTIAL**

# 70 TIMBER LN

RUTLAND, VT 05701

**\$266,544** TopHap Estimate · \$232 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,150 ft<sup>2</sup>**

LIVING AREA

**0.53 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$267K**

\$242K low

\$291K high

Last Sale

**\$35,050 · Nov 8, 2005**

Est. Owner Equity

**\$246,544**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$2,553 (2023) |
| Assessed Value | \$137,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RUTLAND                 |
| Lot (acres)   | 0.53                    |
| Roof          | Shingle                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## CLIMATE RISK

18  
FLOOD

4  
WILDFIRE

57  
HEAT

91  
STORM

12  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED     | PRICE | \$/FT <sup>2</sup> | LOAN  |
|-------------|-----------|----------|-------|--------------------|-------|
| Aug 6, 2012 | Financing | Mortgage |       |                    | \$20K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rutland Town Elementary School | Elementary | PK–8   | 1.0 mi   |

District: Rutland Town School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 05701

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>20,036</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|